

PP

APPROVAL RECORD

# Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE

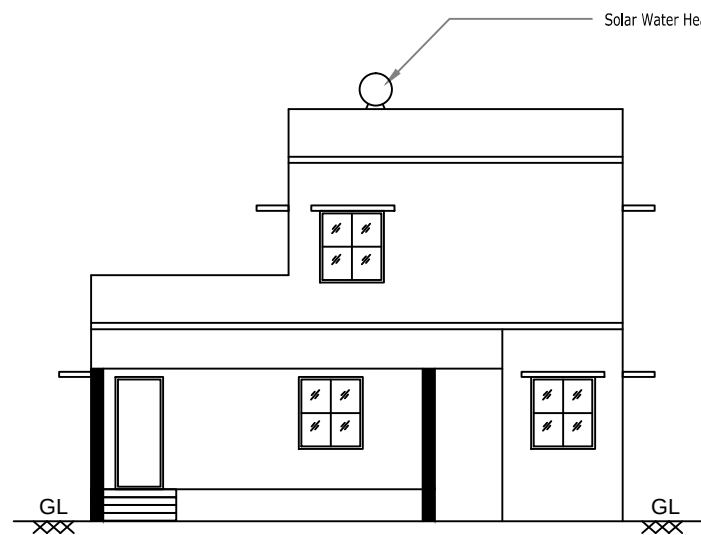
**Building Plan**

ISSUING AUTHORITY

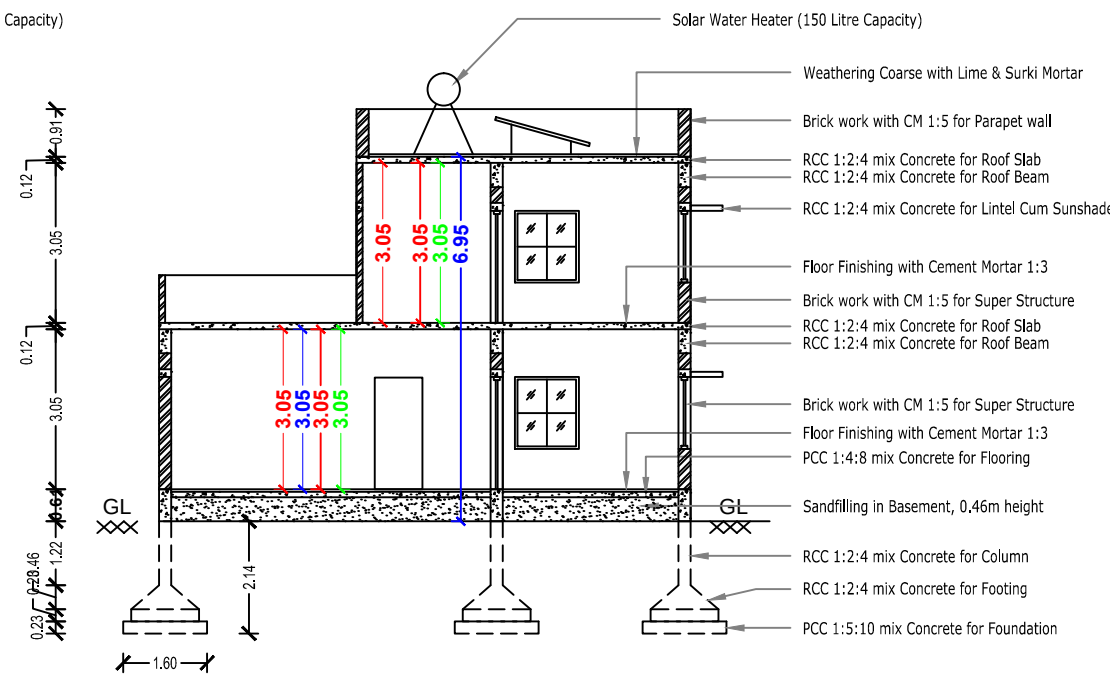
**Rural Panchayat**

The approval as the planning authority issued it, reproduced in full behind this page.

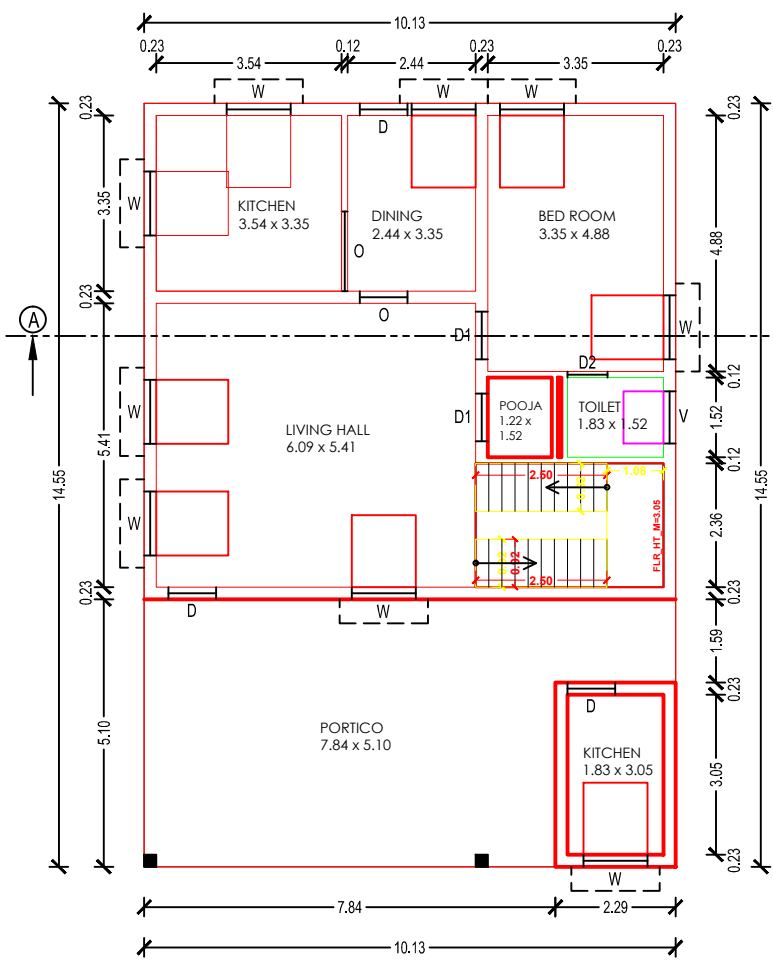
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



ELEVATION - NORTH FACING

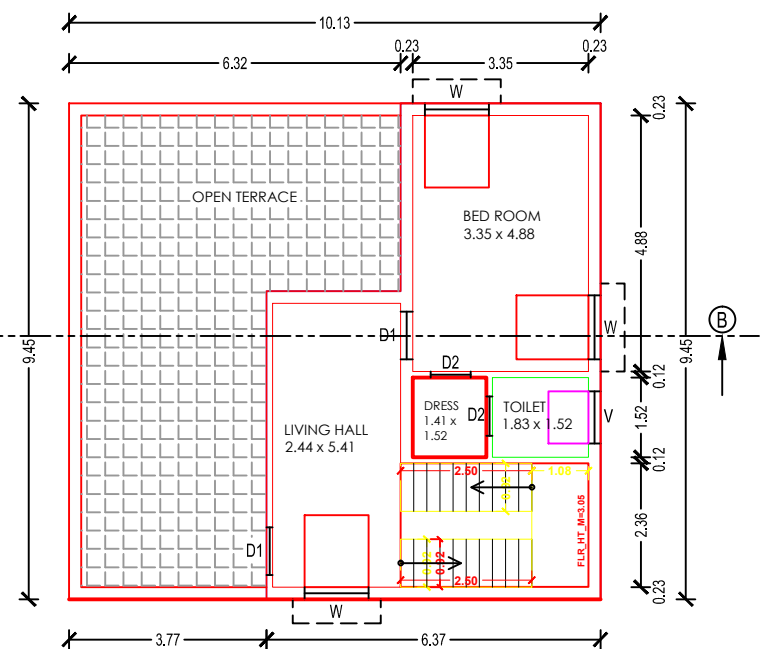


SECTION ON "AB"



GROUND FLOOR PLAN

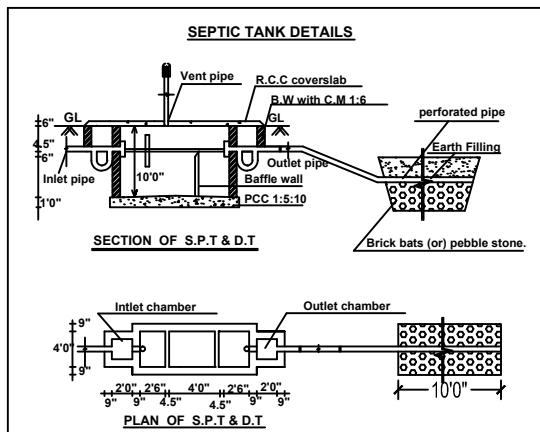
( BLOCK - 1 - PROPOSED RESIDENTIAL BUILDING )



FIRST FLOOR PLAN

( BLOCK - 1 - PROPOSED RESIDENTIAL BUILDING )

PLAN INFO  
PLOT\_AREA\_M2=242.75  
AS\_AT\_SITE=242.53  
FMB\_OR\_PLR=242.75  
AS\_PER\_DOCUMENT=242.75  
SURVEY\_NO=74/5A-PART  
PATTA\_NO=2026  
PREMIUM\_FSL\_REQUIRED=NO  
OSR\_APPLICABLE=NO  
OSR\_SURREYBUYBACK\_RETAIN=NOT APPLICABLE  
IS\_APPROVED\_LAYOUT=YES  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=13.41  
WHETHER\_GOV'T\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=7.01  
ROAD\_LENGTH=250  
AVG\_PLOT\_DEPTH=18.10  
AVG\_PLOT\_WIDTH=13.41  
LAND\_USE\_ZONE=EUZ  
PLOT\_NO=NIL  
DISTRICT=ERODE  
TALUK=MODAKURICHI  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOV'T\_BLDG=NO  
ORGANIZATION\_TYPE=PRIVATE  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NOT APPLICABLE  
NOC\_FIRE\_DEPT=NOT APPLICABLE  
JURISDICTION\_TYPE=PANCHAYAT  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO

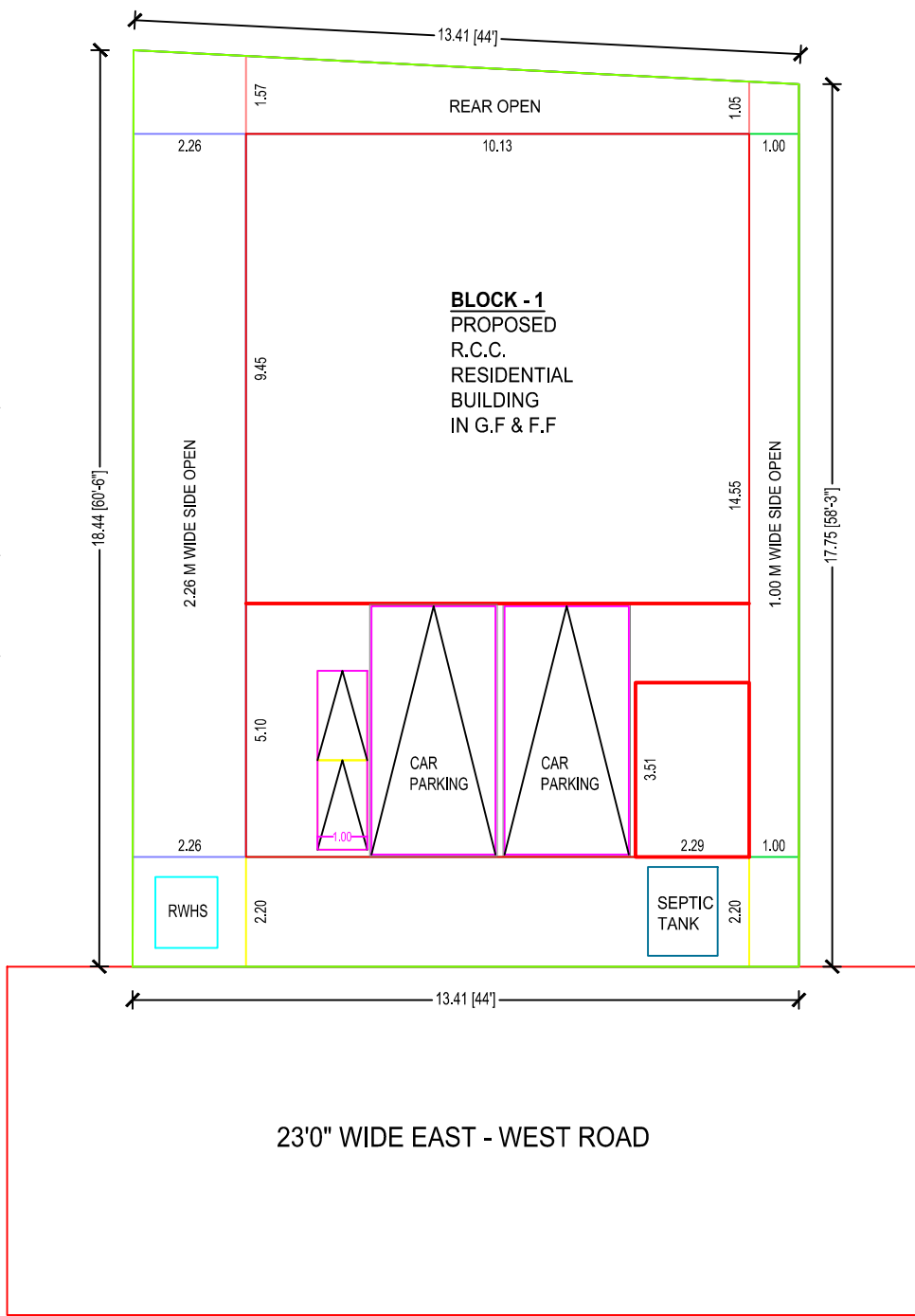


KEY PLAN  
( NOT TO SCALE )

R.S.F.NO: 76

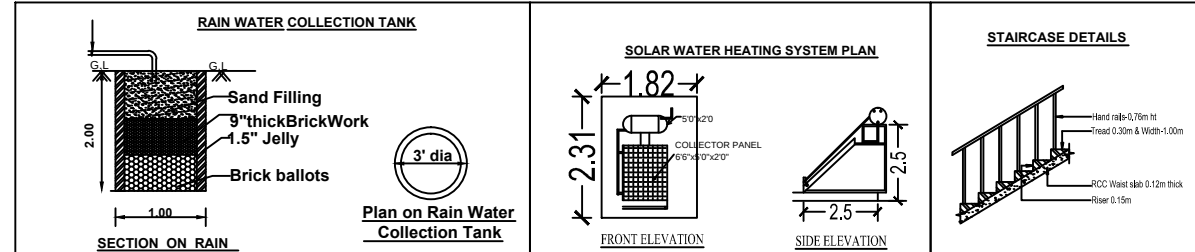
SELLER'S REMAINING LAND

SELLER'S REMAINING LAND



SITE PLAN

( SCALE 1 : 100 )



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR AT PLOT NO: 14, R.S.F.NO: 74/5A-PART, PATTA NO: 2026, 46 PUDUR VILLAGE & PANCHAYAT, MODAKURICHI PANCHAYAT UNION, NOCHIKATTUVALASU, 46 PUDUR, MODAKURICHI TALUK, ERODE DISTRICT.

**APPLICANT : Mr.M.MAHESH KUMAR,**  
**S/o.Mr.N.MUNIYAPPAN.**

| AREA DETAILS                                      | in SQ.MTR | in SQ.FT |
|---------------------------------------------------|-----------|----------|
| AREA OF THE SITE (AS PER DOCUMENT)                | 242.75    | 2612.00  |
| AREA OF THE SITE (AS ON SITE)                     | 242.75    | 2612.00  |
| SUPER IMPOSED PLOT AREA                           | 242.75    | 2612.00  |
| BLOCK - 1 (PROPOSED RESIDENTIAL BUILDING)         |           |          |
| PLINTH AREA OF THE RCC RESIDENTIAL BUILDING IN GF | 147.39    | 1586.49  |
| PLINTH AREA OF THE RCC RESIDENTIAL BUILDING IN FF | 51.00     | 548.96   |
| TOTAL PLINTH AREA OF THE PROPOSED BUILDING        | 198.39    | 2135.45  |
| CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN GF | 69.31     | 746.05   |
| CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN FF | 29.55     | 318.07   |
| AREA OF THE OPEN SPACE                            | 95.36     | 1025.51  |

**FSI DETAILS :**

FSI ALLOWABLE = 2.00

FSI PROVIDED = 198.39 / 242.75 = 0.817

**PARKING DETAILS :**

TWO WHEELER PARKING SLOTS PROVIDED = 2 Nos

CAR PARKING SLOTS PROVIDED = 2 Nos

| JOINERIES DETAILS            | in METRE | in FEET     |
|------------------------------|----------|-------------|
| DOOR - D - 1.00 x 2.13       | -        | 3'3" x 7'0" |
| DOOR - D1 - 0.91 x 2.13      | -        | 3'0" x 7'0" |
| DOOR - D2 - 0.76 x 2.13      | -        | 2'6" x 7'0" |
| WINDOW - W - 1.22 x 1.37     | -        | 4'0" x 4'6" |
| WINDOW - W1 - 1.52 x 1.37    | -        | 5'0" x 4'6" |
| VENTILATOR - V - 1.00 x 0.76 | -        | 3'3" x 2'6" |
| OPENING - O - 1.00 x 2.13    | -        | 3'3" x 7'0" |

**NOTE :**

- SCALE 1:100
- ALL DIMENSIONS ARE IN METRE ONLY
- ALL ROOMS ARE HAVING SUFFICIENT VENTILATION
- SOLAR WATER HEATING SYSTEM (150 LITRES CAPACITY) IS TO BE PROVIDED

**APPLICANT**

**ENGINEER**

*M. Mahesh Kumar*

**AARUPADAI ENGG CONSTRUCTION**  
Er.D.DINESH B.E., PGDQSV, A.M.I.E.S.E (INDIA),  
Licensed Building Surveyor  
LPA Reg.No: 102020/RE-Gr.II/EDTCP  
Corporation Reg.No: 055/IL/S/2020/0509  
74/3, 1st Floor, Navasankalpam Vaikkamadu Bus Stop,  
Erode-2, Ce# 83441 03774, 80565 75813

**APPROVING AUTHORITY (FOR OFFICE USE ONLY)**

**BUILDING PLAN APPROVAL NO-85/2024-2025**  
**@ 12.02.2025**

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

## LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



## Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



## Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



## One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



## Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

## Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

## Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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Chennai 600 097, India  
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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

